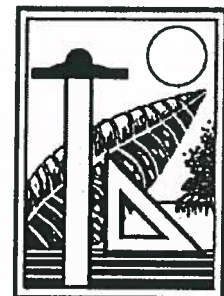


# WINTERLING AMENDMENT TO A MAJOR CONDITIONAL USE

31875 OVERSEAS HIGHWAY  
BIG PINE KEY, FLORIDA

PART OF GOVT LOT 4

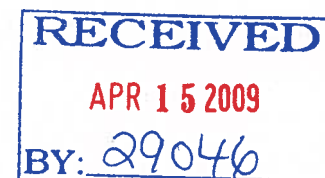
PREPARED BY:



**detlaas**

Consulting & Design

305.852.9851 fax: 305.852.4138



# DRAWING INDEX

[illegible]

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BY: 29046

[illegible]

**Keys**  
**ENGINEERING SERVICES, INC**  
P.E. No. FL 27428  
88801 OVERSEAS HIGHWAY  
ISLAMORADA, FLORIDA 33038

# WINTERLING DRAWING INDEX

DRAWN  
**J. HOUPT**  
 CHECKED  
**D. DEHAAS**  
 DATE  
**8 OCT 2008**  
 SCALE  
**NONE**  
 APP. NO.

**SHEET**  
**G-2**

**ESQUEMA**

# PROJECT INFORMATION SHEET

## CONDITIONAL USE - SR - CAMPGROUND

OWNER:  
LEO WINTERLING

RE NUMBER:  
00110730-000000

LOT/BLOCK/SUBDIVISION:  
PART OF GOVT LOT 4

ADDRESS:  
31875 OVERSEAS HIGHWAY  
BIG PINE KEY, FL 33037

DESIGN AND PLANS BY:  
DEHAAS CONSULTING AND DESIGN  
88975 OVERSEAS HIGHWAY  
TAVERNIER, FL 33070

PHONE/FAX:  
PH. (305) 852-9851  
FAX (305) 852-4138

SUPERVISING ENGINEER:  
DARYLE OSBORN, PE  
KEYS ENGINEERING  
86801 OVERSEAS HIGHWAY  
ISLAMORADA, FL 33036

PHONE/FAX:  
PH. (305) 852-0262  
FAX (305) 852-2924

DEVELOPMENT AREA:  
TOTAL SITE AREA 151,746 SQ. FT.  
(3.48 ACRES)

PERVIOUS AREA 128,875 SQ. FT.  
IMPERVIOUS AREA 22,871 SQ. FT.

OPEN SPACE REQUIRED 20% (30,349 SQ.FT.)  
OPEN SPACE PROVIDED 75% (113,150 SQ. FT.)

USE:  
EXISTING USE:  
1 SINGLE FAMILY HOME  
POOL  
CAMP SITES  
ACCESSORY USES

PROPOSED USE:  
1 SINGLE FAMILY HOME  
15 RV SITES  
POOLS  
ACCESSORY USES

HABITAT TYPE:  
DISTURBED/SCARIFIED - DEVELOPED SITE

### BASE FLOOD ELEVATION DATA

Existing Flood Elevations = AE +8.0' NGVD  
AE +9.0' NGVD  
VE +11.0' NGVD

Residence Finished Floor Elevation = +11.06' NGVD  
Existing Grade Elevation = +2.5 NGVD

Reference Survey completed by John Paul Grimes  
Dated: 11 August 2002

### FLORIDA BUILDING CODE

NOTE: THIS PROJECT TO COMPLY WITH  
THE FLORIDA BUILDING CODE 2004  
EFFECTIVE OCTOBER 1, 2005

### ABBREVIATIONS (SEE ASME 14.38-1999)

@	AT
ABV	ABOVE
AWG	AMERICAN WIRE GAGE
ASSY	ASSEMBLY
ASPH	ASPHALT
BOT	BOTTOM
BD	BOARD
C TO C	CENTER TO CENTER
CONT	CONTINUOUS
CL	CLOSET
d	PENNY (NAILS)
DEG	DEGREE
DET	DETAIL
EL	ELEVATION
ELEV	ELEVATOR
EQL	EQUAL
EXP	EXPANSION
FBC	FLORIDA BUILDING CODE
FT	FEET
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GYP	GYPSUM
HB	HOSE BIB
IN	INCH
MAX	MAXIMUM
MDL	MIDDLE
MFR	MANUFACTURER
MHWL	MEAN HIGH WATER LINE
MIN	MINIMUM
MTD	MOUNTED
NEC	NATIONAL ELECTRICAL CODE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PT	PRESSURE TREATED
REQD	REQUIRED
SQ	SQUARE
TYP	TYPICAL
V	VOLT

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BY: 29046

REVISIONS	BY

deHaas  
Consulting & Design

305.852.9851 fax: 305.852.4138

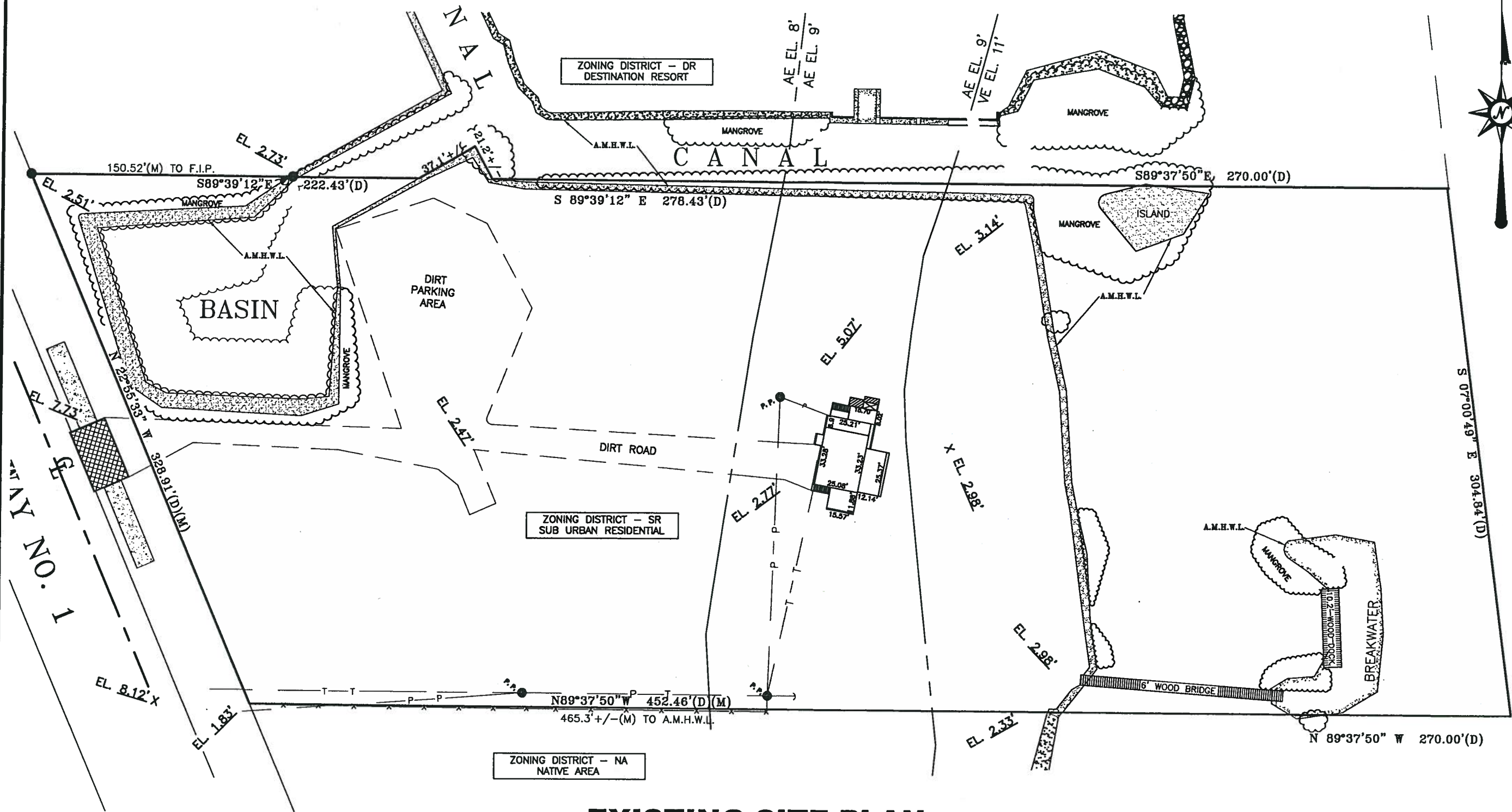


ENGINEERING BY:  
Keys  
ENGINEERING SERVICES, INC.  
P.E. No. FL 27428  
88975 OVERSEAS HIGHWAY  
ISLAMORADA, FLORIDA 33036

WINTERLING  
PROJECT INFORMATION SHEET  
BIG PINE KEY, FL

DRAWN J. HOUST
CHECKED D. DEHAAS
DATE 8 OCT 2008
SCALE NONE
JOB NO.
SHEET G-3
OF SHEETS

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF THIS OFFICE. NONE OF THIS INFORMATION SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF DEHAAS CONSULTING AND DESIGN. DO NOT SCALE DRAWINGS.



## EXISTING SITE PLAN

SCALE: 1"=60'-0"

### LEGAL DESCRIPTION:

A PARCEL OF LAND AND WATER IN A PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 66 SOUTH, RANGE 29 EAST, TALLAHASSEE MERIDIAN, BIG PINE KEY, MONROE COUNTY, FLORIDA, AND BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

FEMA FLOOD ZONES: AE-8, AE-9, AND VE-11

ZONING DISTRICT: SR - SUB URBAN RESIDENTIAL (CAMPGROUND)



REVISIONS	BY

**deHaas**  
Consulting & Design  
David deHaas Grosbeck  
305.859.9851 fax: 305.852.4798

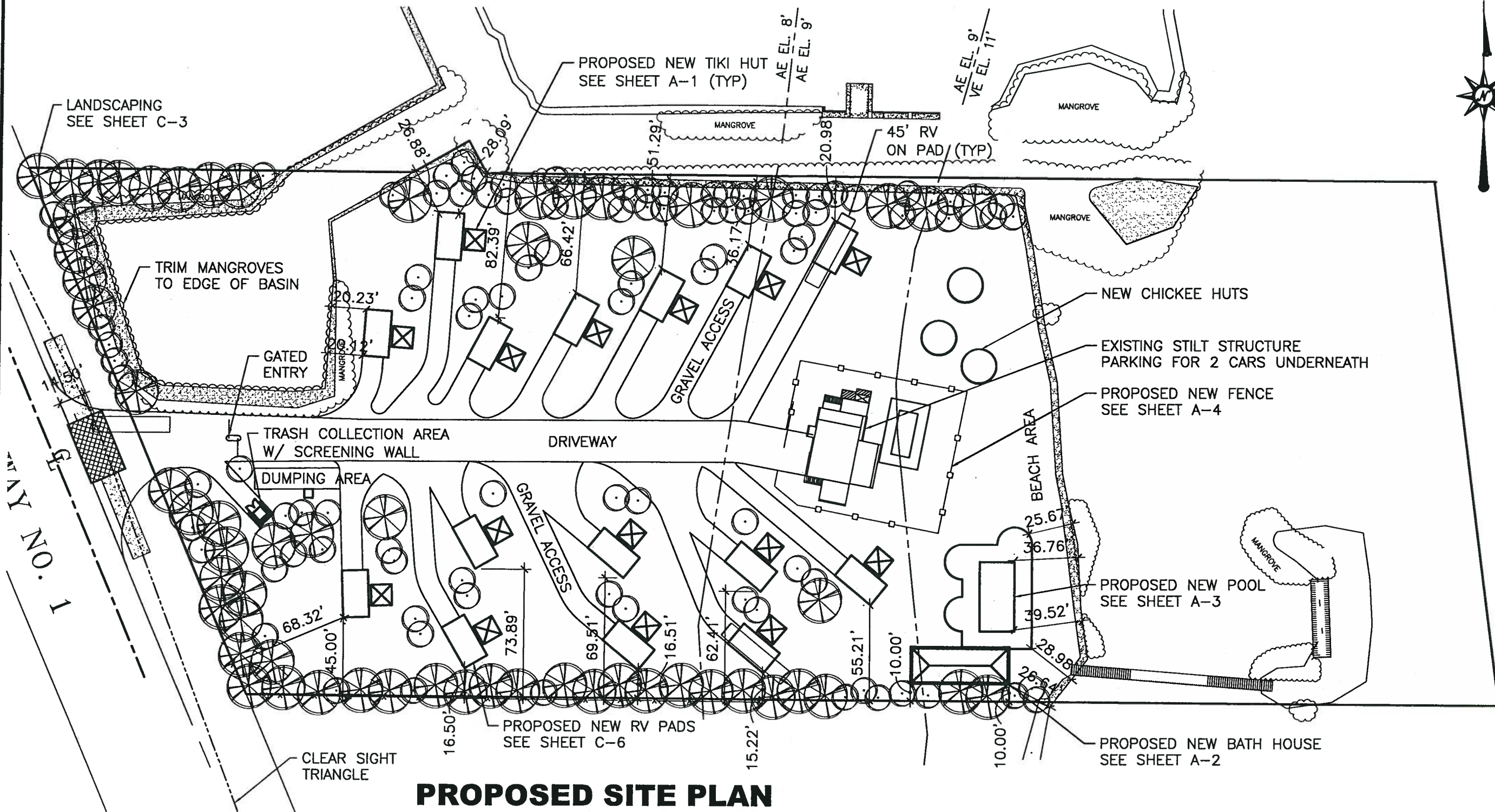
**Keys**  
ENGINEERING SERVICES, INC.  
P.E. No. FL 27228  
88801 OVERSEAS HIGHWAY  
ISLAMORADA, FLORIDA 33036

**WINTERLING**  
**EXISTING SITE PLAN**  
BIG PINE KEY, FL

DESIGNED J. HOUP
CHECKED D. DEHAAS
DATE 8 OCT 2008
SCALE 1"=60'-0"
JOB NO.
SHEET <b>C-1</b>
OF SHEETS

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# **PROPOSED SITE PLAN**

SCALE: 1"=60'-0"

## **LEGAL DESCRIPTION:**

A PARCEL OF LAND AND WATER IN A PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 66 SOUTH, RANGE 29 EAST, TALLAHASSEE MERIDIAN, BIG PINE KEY, MONROE COUNTY, FLORIDA, AND BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

FEMA FLOOD ZONES: AE-8, AE-9, AND VE-11

ZONING DISTRICT: SR - SUB URBAN RESIDENTIAL (CAMPGROUND)

## **PROPERTY ADDRESS:**

31875 OVERSEAS HIGHWAY  
BIG PINE KEY, FL 33043

## **OWNER/APPLICANTS:**

LEO WINTERLING, ET AL  
9626 GERST RD  
PERRY HALL, MD 21128

## **FLOOD ZONE:**

VE-11, AE-9, AND AE-8 AS PER  
FEMA FLOOD MAP PANEL# 1537  
ELEVATION DATUM N.G.V.D. 1929

## **LAND USE DISTRICT:**

SR - SUB URBAN RESIDENTIAL (CAMPGROUND)

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BY: 29046

REVISIONS	BY

**deHaas**  
Consulting & Design  
David deHaas Grosbeck  
905.858.9851 fax: 905.852.4198



**Keys**  
ENGINEERING SERVICES, INC.  
P.E. No. FL 27128  
88801 OVERSEAS HIGHWAY  
ISLAND PALM, FLORIDA 33069

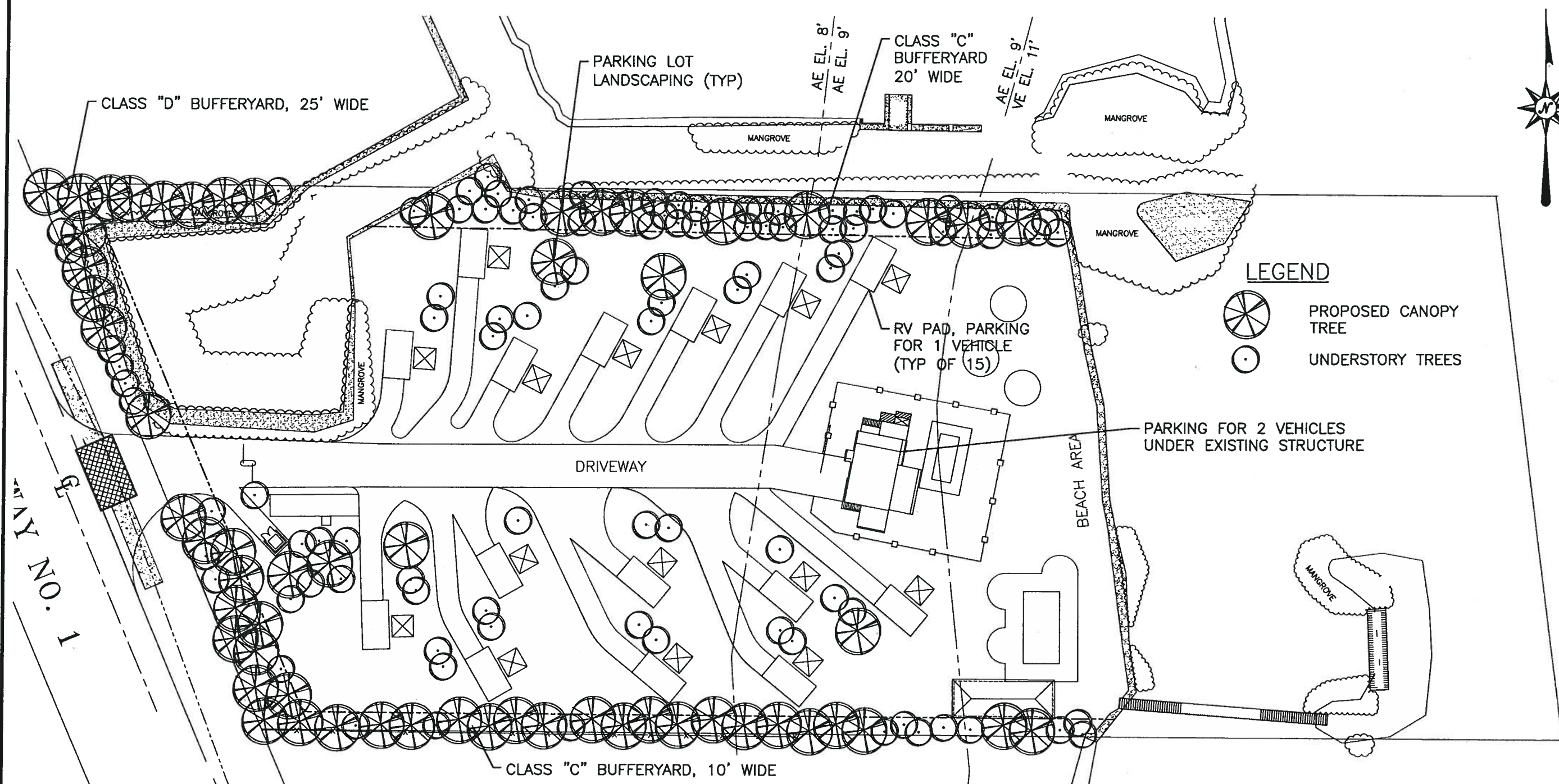
ENGINEERING BY:

**WINTERLING**  
**PROPOSED SITE PLAN**  
BIG PINE KEY, FL

DESIGN J. HOUST	SHEET <b>C-2</b>
CHECKED D. DEHAAS	
DATE 8 OCT 2008	
SCALE 1"=60'-0"	
JOB NO.	

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# LANDSCAPING PLAN

SCALE: 1"=60'-0"

**PARKING:**  
PARKING REQUIRED (BY CODE) 17 SPACES  
PARKING REQUIRED (SHARED): 17 SPACES  
PARKING PROVIDED: 17 SPACES TOTAL

**OFF STREET PARKING LANDSCAPING:**  
A MINIMUM OF 306 SQ. FT. OF PLANTING AREA, CONTAINING AT LEAST 2 CANOPY TREES AND 4 SHRUBS

**MAJOR STREET (US-1) BUFFERYARD:**  
CLASS "D", 25 FEET WIDE, 328.91 LINEAR FEET LONG, CONTAINING 20 CANOPY TREES, 10 UNDERSTORY TREES, AND 79 SHRUBS

**ZONING DISTRICT BUFFERYARDS:**  
NOTE: AS PER MONROE COUNTY CODE, SECTION 9.5-236C5d, PARCEL PROPOSED FOR DEVELOPMENT IS SEPARATED FROM ALL ADJACENT PARCELS OF LAND BY AT LEAST A CLASS "C" BUFFER-YARD.

SR TO NA: CLASS "A", 486 FEET LONG, UPGRADED TO A CLASS "C", 10 FEET WIDE, CONTAINING 25 CANOPY TREES, 10 UNDERSTORY TREES, AND 98 SHRUBS

SR TO DR: CLASS "D", 504 FEET LONG, REDUCED TO "B" ALONG CANAL, UPGRADED TO A CLASS "C", 20 FEET WIDE, CONTAINING 21 CANOPY TREES, 81 UNDERSTORY TREES, AND 81 SHRUBS

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Consulting & Design  
David detlaas Grosbeck  
905.852.9891 fax: 905.852.4738

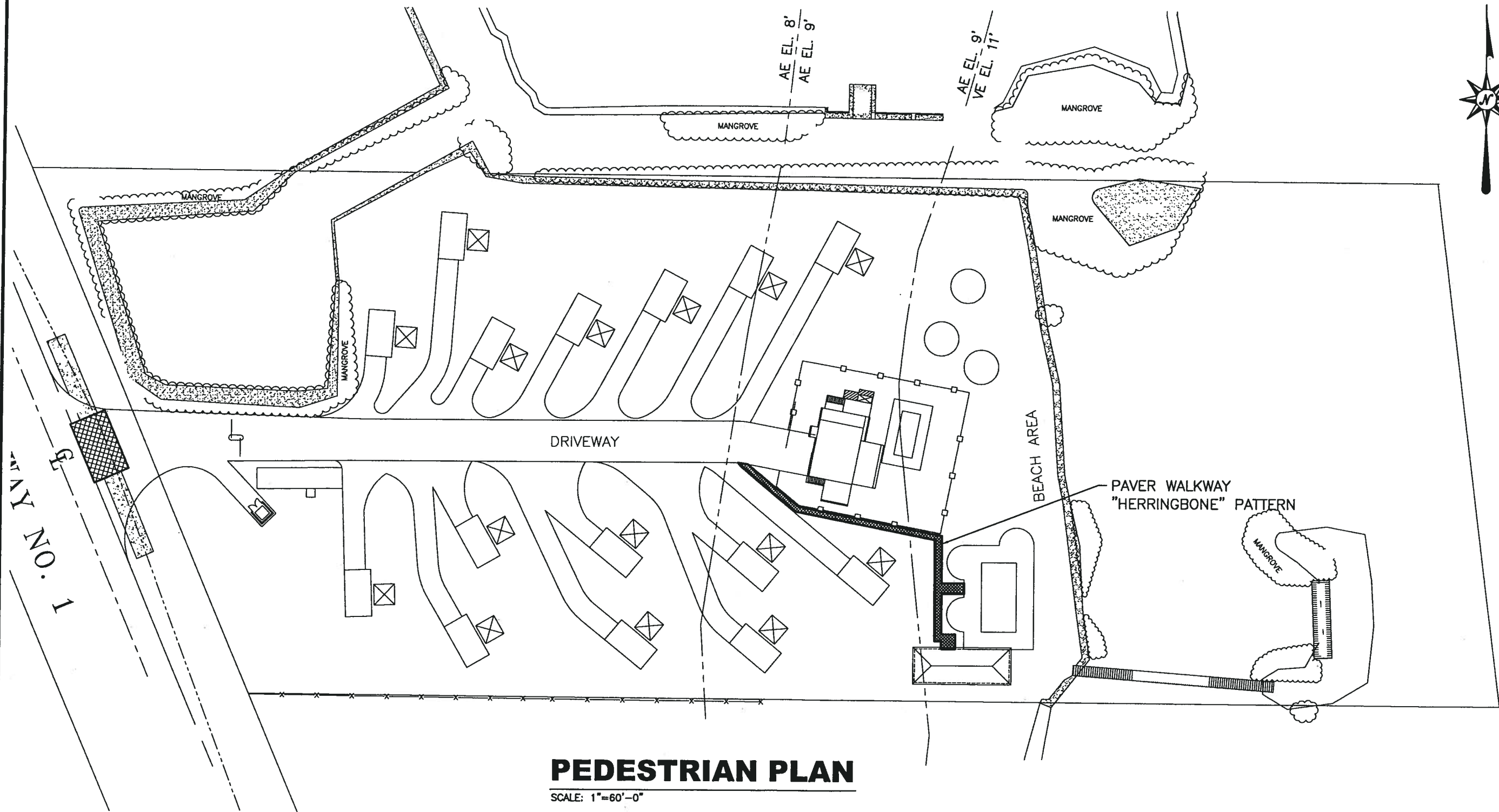
**KEYS**  
ENGINEERING SERVICES, INC.  
P.E. No. B 27438  
88801 OVERSEAS HIGHWAY  
ISLANDIA, FLORIDA 33036

ENGINEERING BY:

**WINTERLING**  
LANDSCAPING PLAN  
BIG PINE KEY, FL

DRAWN J. HOUP
CHECKED D. DEHAAS
DATE 8 OCT 2008
SCALE 1"=60'-0"
JOB NO.
SHEET C-3

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**PEDESTRIAN PLAN**  
SCALE: 1"=60'-0"

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APR 15 2009  
BY: 29046

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Consulting & Design  
David deflaas Grosseck  
905.852.9851 fax: 905.852.4138

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88801 OVERSEAS HIGHWAY  
ISLANDIA, FLORIDA 33036

**WINTERLING**  
**PEDESTRIAN PLAN**  
BIG PINE KEY, FL

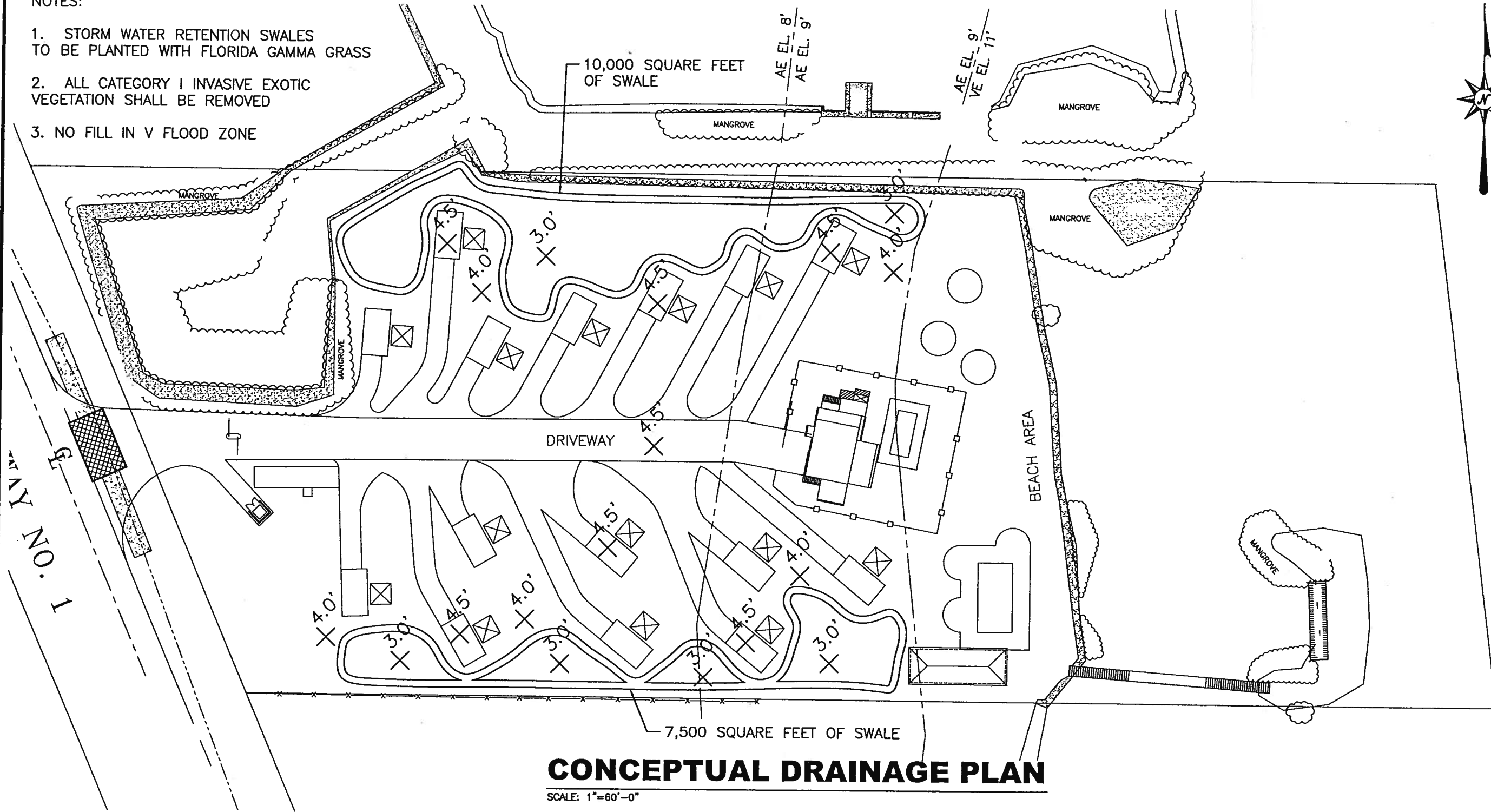
DRAWN	J. HOUP
CHECKED	D. DEHAAS
DATE	22 DEC 2008
SCALE	1"=60'-0"
JOB NO.	
SHEET	C-4
OF	SHEETS

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NOTES:

1. STORM WATER RETENTION SWALES TO BE PLANTED WITH FLORIDA GAMMA GRASS
2. ALL CATEGORY I INVASIVE EXOTIC VEGETATION SHALL BE REMOVED
3. NO FILL IN V FLOOD ZONE



## CONCEPTUAL DRAINAGE PLAN

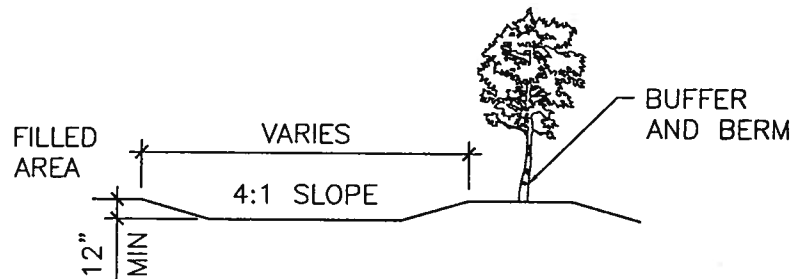
SCALE: 1"=60'-0"

CALCULATIONS:

10,000 SQ FT x 1 FOOT DEEP = 10,000 CUBIC FEET  
7,500 SQ FT x 1 FOOT DEEP = 7,500 CUBIC FEET

TOTAL AMOUNT OF STORM WATER RETENTION: 17,500 CUBIC FEET

RETENTION REQUIRED: 13,365 CUBIC FEET



## SWALE AND BERM DETAIL

SCALE: NTS



REVISIONS	BY

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David deflaas Grosseck  
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ISLANDIA, FLORIDA 33036

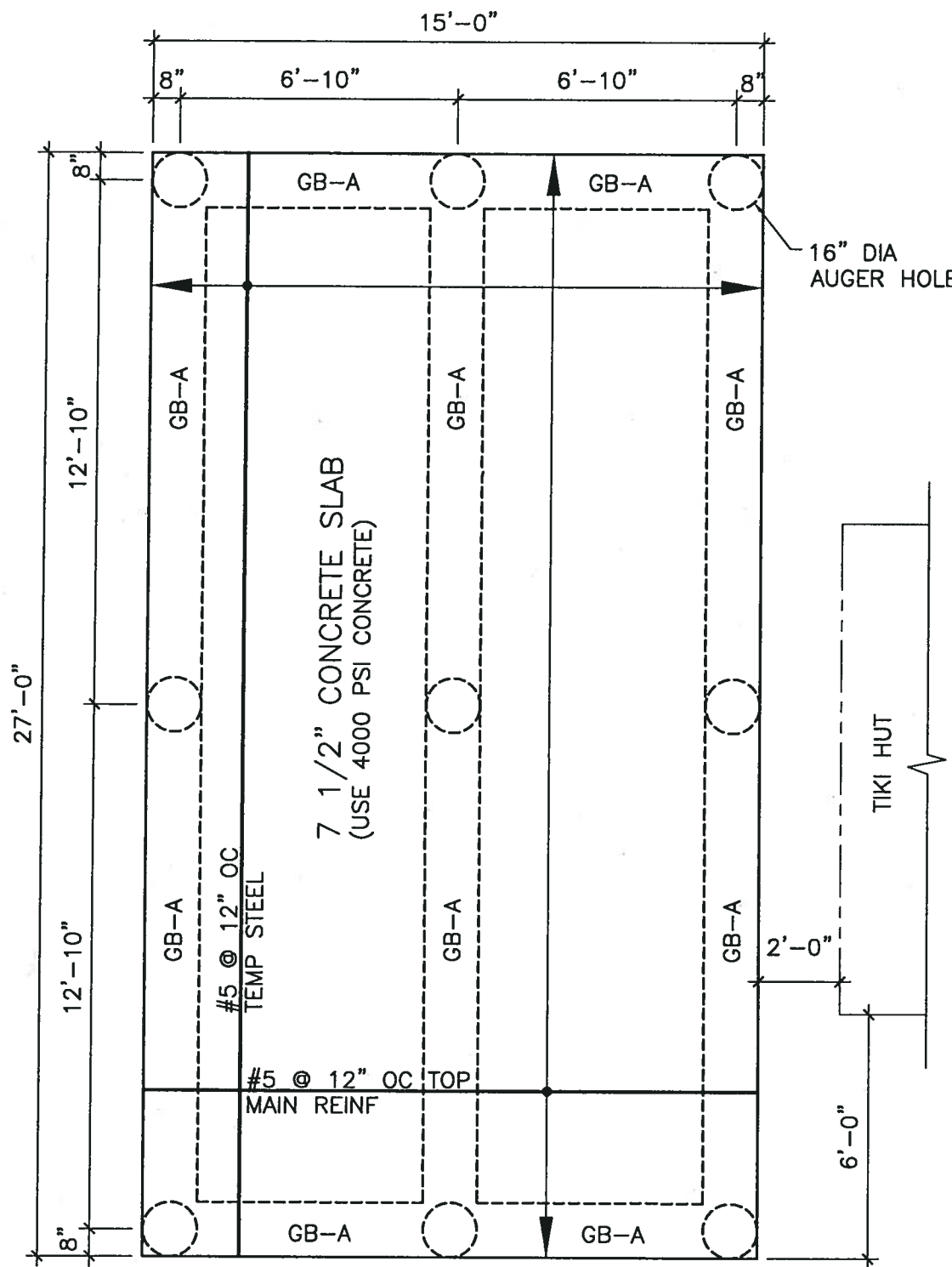
**WINTERLING**  
**CONCEPTUAL DRAINAGE PLAN**  
BIG PINE KEY, FL

DRAWN  
J. HOUP  
CHECKED  
D. DEHAAS  
DATE  
22 DEC 2008  
SCALE  
1"=60'-0"  
JOB NO.  
SHEET  
**C-5**  
BY

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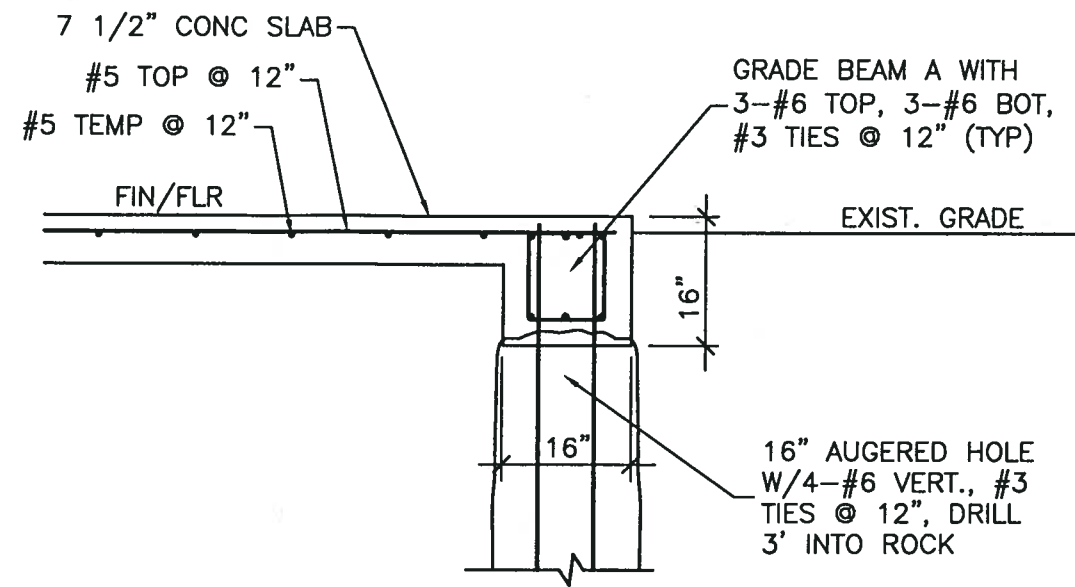
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## RV PAD PLAN

SCALE: 1/4"=1'-0"



## TYPICAL AUGER DETAIL

SCALE: 1/2"=1'-0"

BEAM SCHEDULE			
BEAM	W X D	REINFORCING	TIES
GB-A	16"X 16"	3-#6 TOP 3-#6 BOT	#3 @ 12"
GB-B	12"X 16"	2-#5 TOP 2-#5 BOT	#3 @ 16"

REVISIONS	BY

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ENGINEERING SERVICES, INC.  
P.E. No. FL 27148  
88801 OVERSEAS HIGHWAY  
ESCAMBAY, FLORIDA 33636

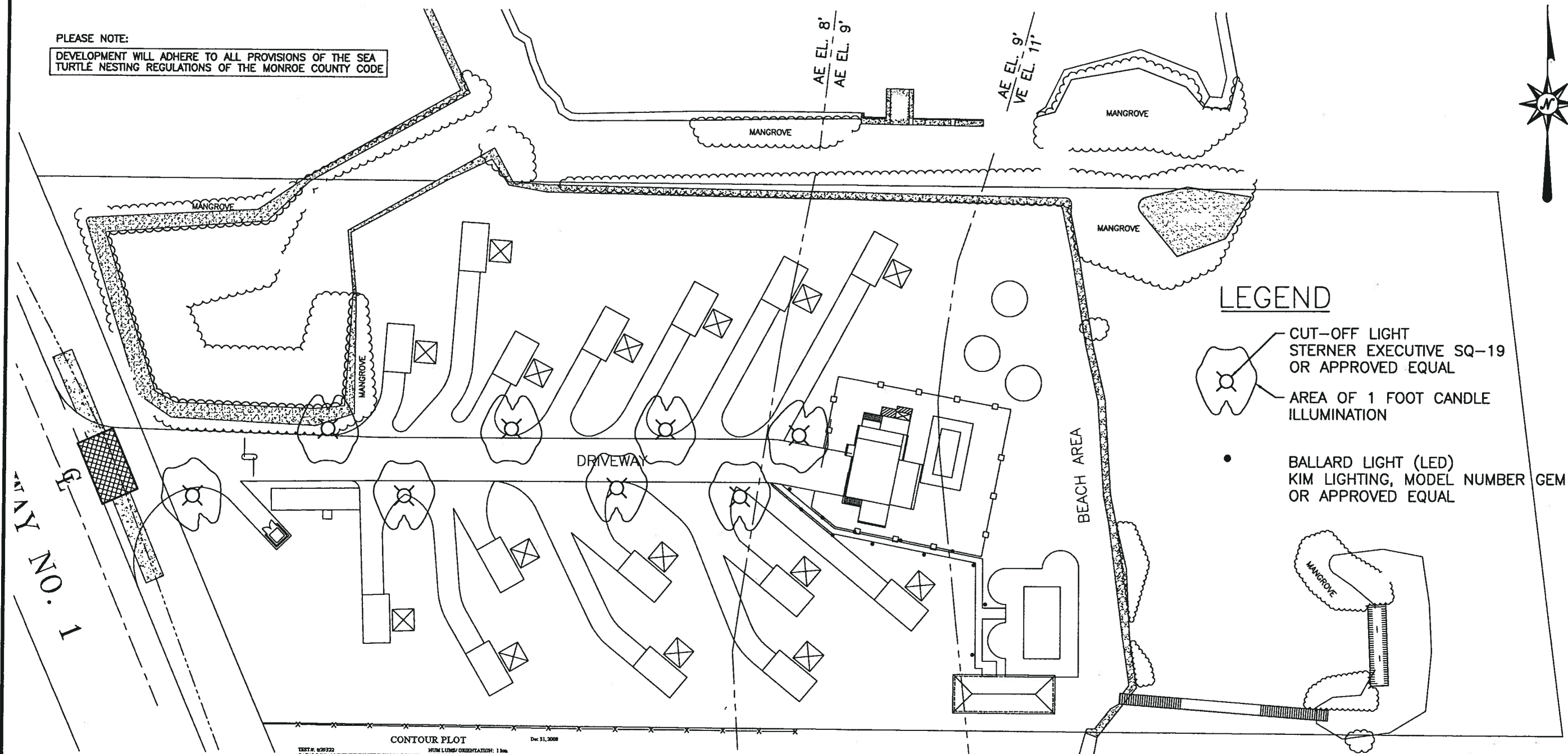
**WINTERLING**  
CIVIL/SITE DETAILS  
BIG PINE KEY, FL

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BY: 29046

DRAWN  
J. HOUST  
CHECKED  
D. DEHAAS  
DATE  
22 DEC 2008  
SCALE  
1"=60'-0"  
JOB NO.  
SHEET  
**C-6**

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PLEASE NOTE:  
DEVELOPMENT WILL ADHERE TO ALL PROVISIONS OF THE SEA  
TURTLE NESTING REGULATIONS OF THE MONROE COUNTY CODE



### LEGEND

- CUT-OFF LIGHT  
STERNER EXECUTIVE SQ-19  
OR APPROVED EQUAL
- AREA OF 1 FOOT CANDLE  
ILLUMINATION
- BALLARD LIGHT (LED)  
KIM LIGHTING, MODEL NUMBER GEM1,  
OR APPROVED EQUAL

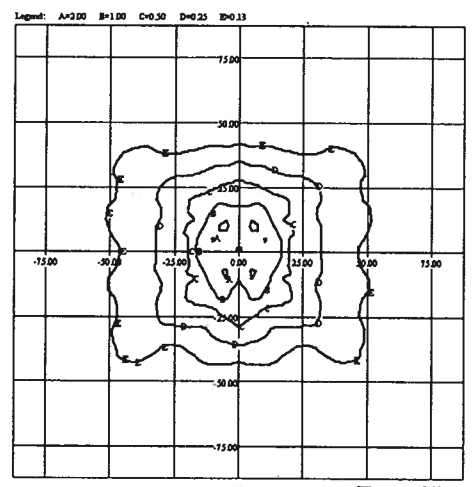
CONTOUR PLOT  
TEXT: 6/20/22  
CATALOG: 11000-TYPE V-VARY SHORT-CUT  
LAMP: 100W/100V  
TOTAL LUMENS: 6000  
L.F.P. 100  
ILLUM. UNITS: FC  
SCALE: 1"=25.00'

NUM LINES ORIENTATION: 1 km  
MOVING: 21.4  
BECKETT ARM LENGTH: 1.4

Dec 31, 2008

## OUTDOOR LIGHTING PLAN

SCALE: 1"=60'-0"



Sec. 30-792. Requirements.

(a) Location of lighting.

(1) Location near streets, driveways and bicycle path intersections. All lighting shall be located and designed in a manner to prevent light trespass and glare to vehicle, bicycle and pedestrian traffic.

(2) Setback from property lines. All light fixtures shall be set back a minimum of five feet from any front, side or back property line except where attached to fences or docking facilities as regulated under this division.

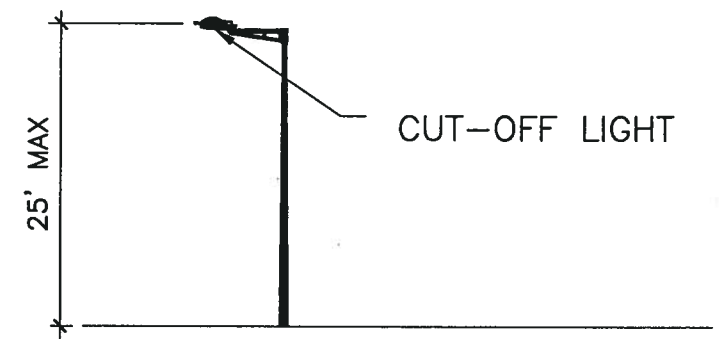
(b) Fixture height.

(1) Measurement. The height of a fixture shall be considered to be the vertical distance measured from the top of the fixture or supports to the finished ground elevation of the site. In no event may excess fill be used to raise the height above the existing grade.

(2) Wall-mounted fixtures. Wall-mounted lighting fixtures shall be no taller than the associated structure.

(3) Ground-mounted fixtures. Ground-mounted lighting fixtures, including their supports, shall not exceed 25 feet in height in any nonresidential area, nor 12 feet in any residential area, or as otherwise regulated under this division.

(c) Shielding requirements. All light fixtures, unless expressly exempted, shall be fully shielded in such a way as to direct all light towards the earth's surface and away from reflective surfaces. Light fixture must be placed in such a manner that no light-emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.



### CUT-OFF LIGHT

SCALE: NTS

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LitePro

REVISIONS	BY

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905.852.9851 fax: 905.852.4198

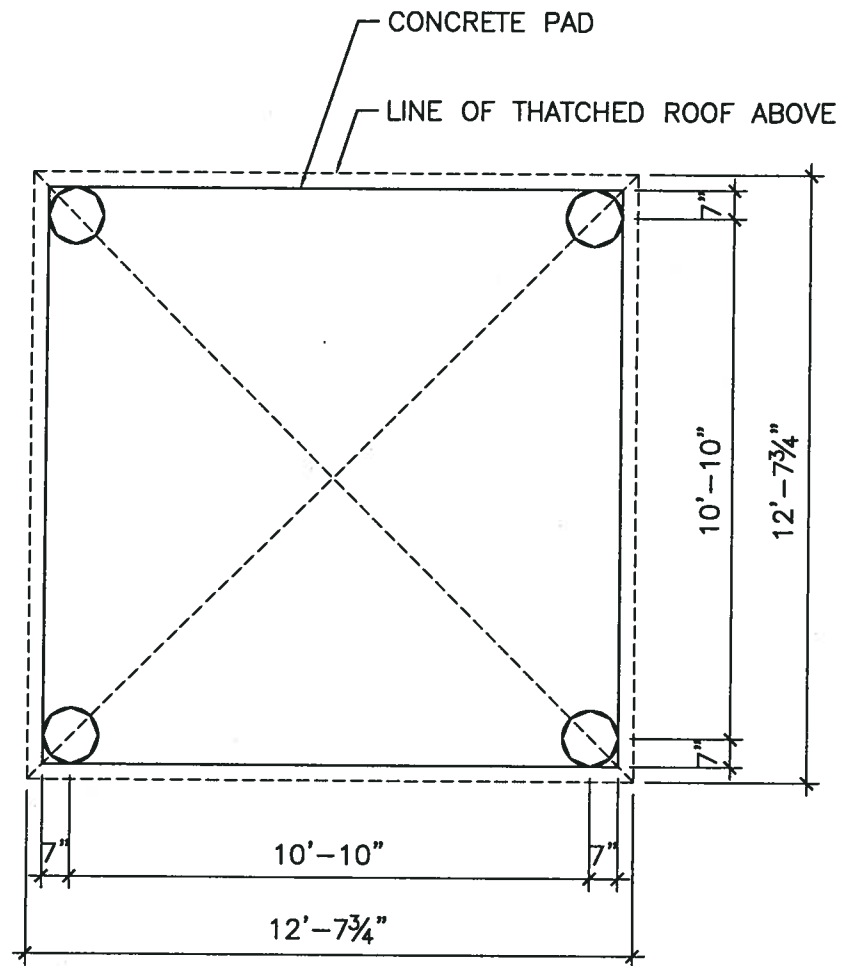
**Keys**  
ENGINEERING SERVICES, INC.  
P.E. No. FL 27428  
8800 OVERSEAS HIGHWAY  
SCARSDALE, FLORIDA 33066

ENGINEERING BY:

**WINTERLING**  
**OUTDOOR LIGHTING PLAN**  
BIG PINE KEY, FL

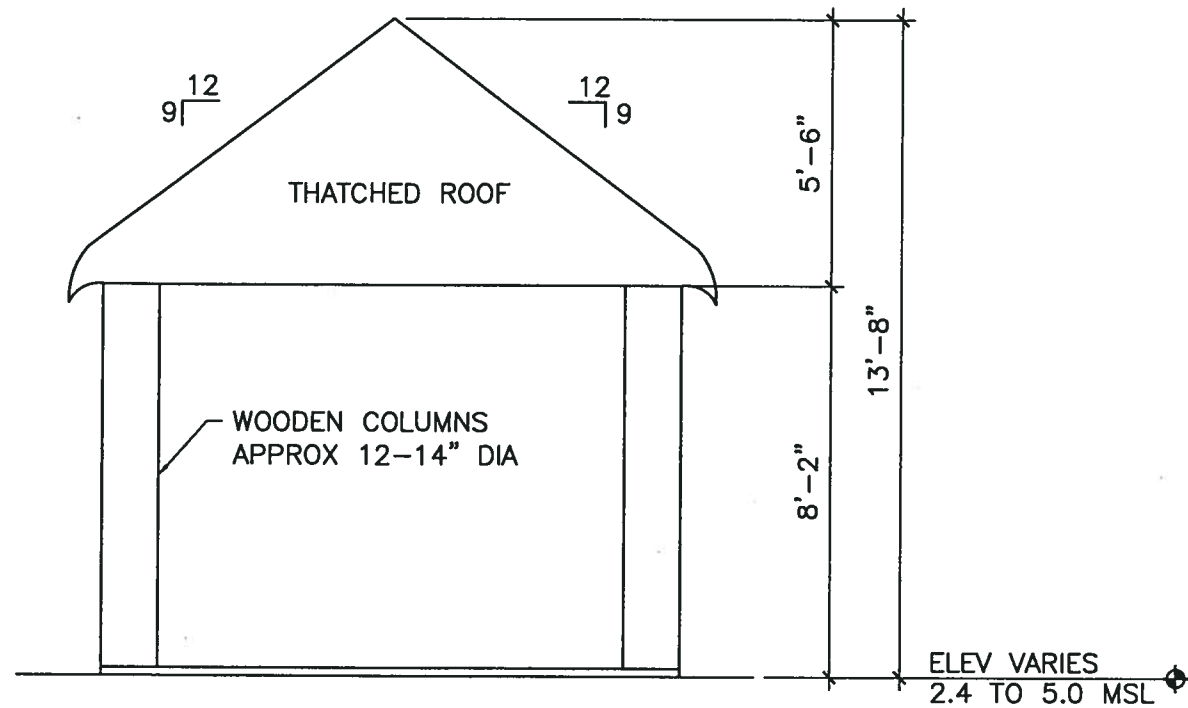
DRAWN J. KOUPT
CHECKED D. DEHAAS
DATE 22 DEC 2008
SCALE 1"=60'-0"
JOB NO.
SHEET <b>ES1</b>
OF SHEETS

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## TIKI HUT PLAN

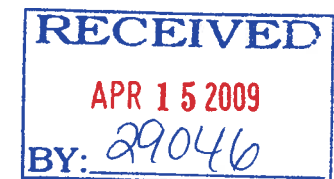
SCALE: 1/8"=1'-0"



NOTE:  
TIKI HUTS TO BE BUILT BY NATIVE AMERICAN TRIBES

## ELEVATION

SCALE: 1/8"=1'-0"



REVISIONS	BY

**deHaas**  
Consulting & Design  
David deHaas Grosseck  
905-852-9851 fax: 305-852-4198



**Keys**  
ENGINEERING SERVICES, INC.  
P.E. No. FL 27428  
88801 OVERSEAS HIGHWAY  
ISLAMOROU, FLORIDA 33018

**WINTERLING**  
**TIKI HUT**  
BIG PINE KEY, FL

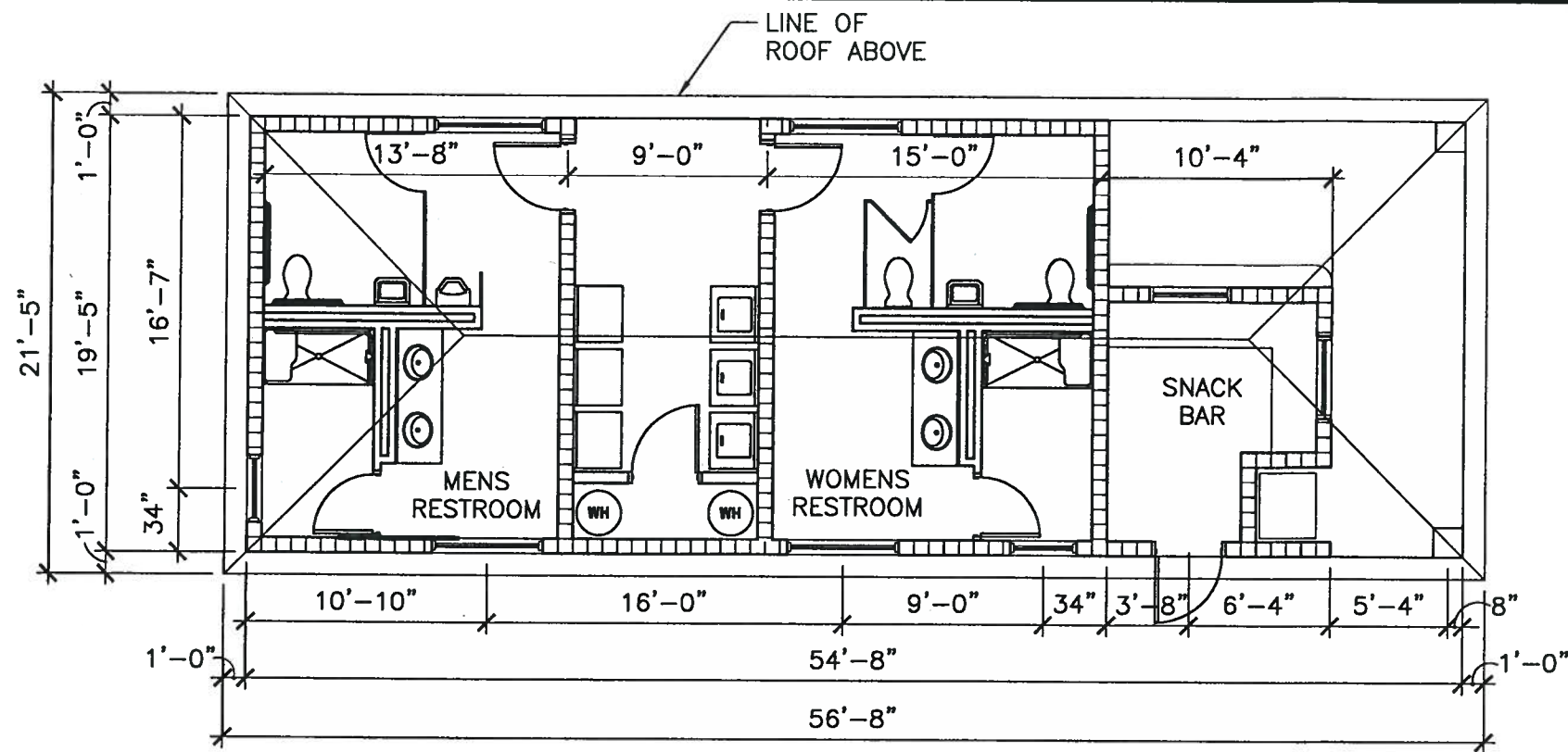
DRAWN  
J. HOUP  
CHECKED  
D. DEHAAS  
DATE  
23 DEC 2008  
SCALE  
HALF SIZE  
JOB NO.

SHEET  
**A-1**

OF SHEETS

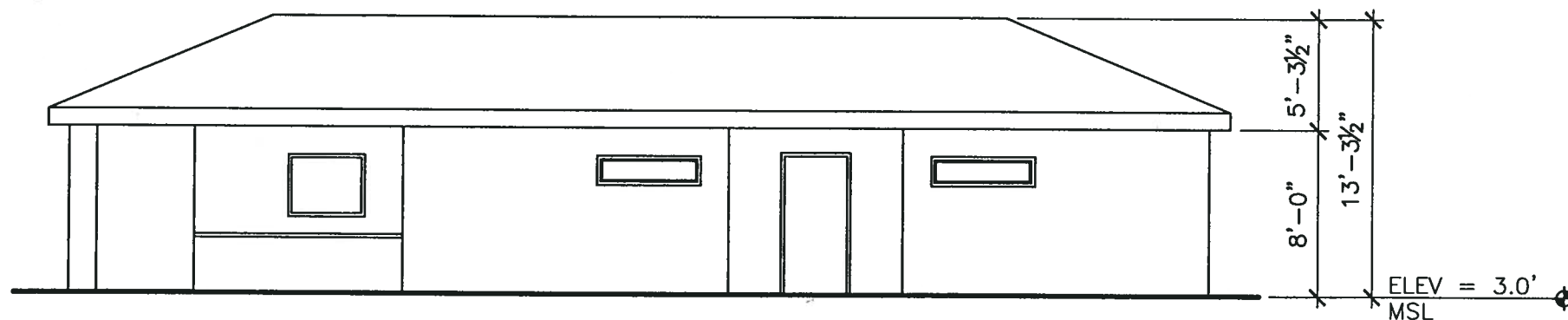
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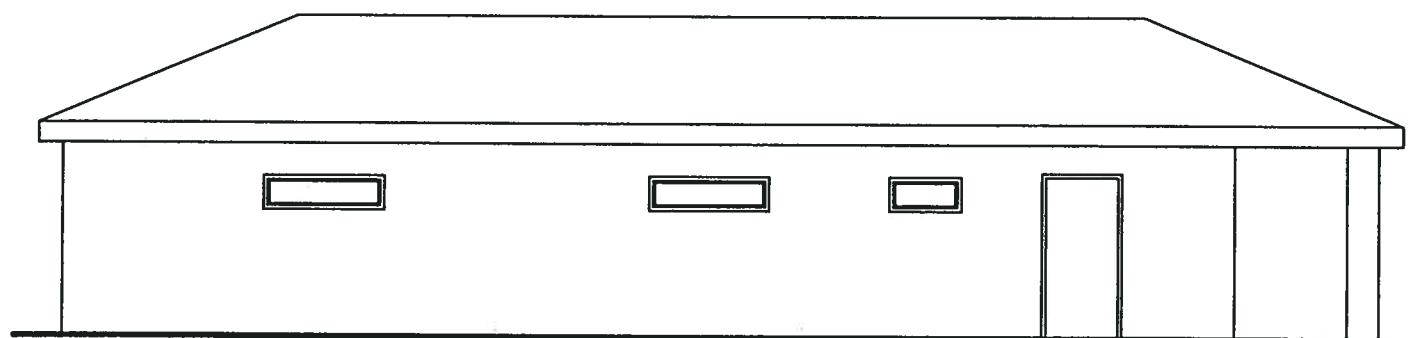
**BATH HOUSE GROUND FLOOR PLAN**

SCALE: 1/8"=1'-0"



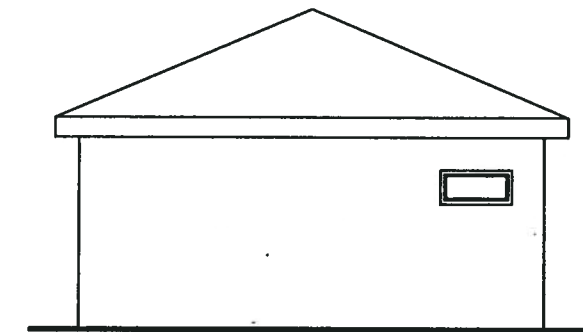
**FRONT ELEVATION**

SCALE: 1/8"=1'-0"



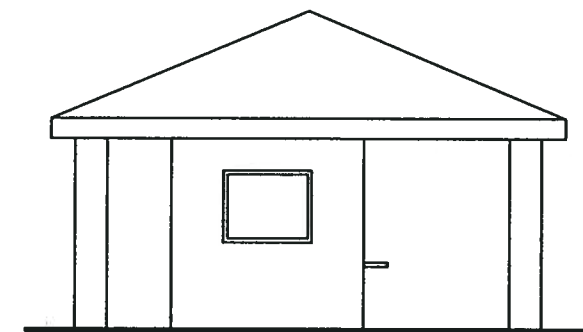
**REAR ELEVATION**

SCALE: 1/8"=1'-0"



**ROADSIDE ELEVATION**

SCALE: 1/8"=1'-0"



**WATERSIDE ELEVATION**

SCALE: 1/8"=1'-0"

**RECEIVED**  
APR 15 2009  
BY: 29046

REVISIONS	BY

**deHaas**  
Consulting & Design  
305.855.9851 fax: 305.852.4198



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88801 OVERSEAS HIGHWAY  
BOCA RATON, FLORIDA 33433

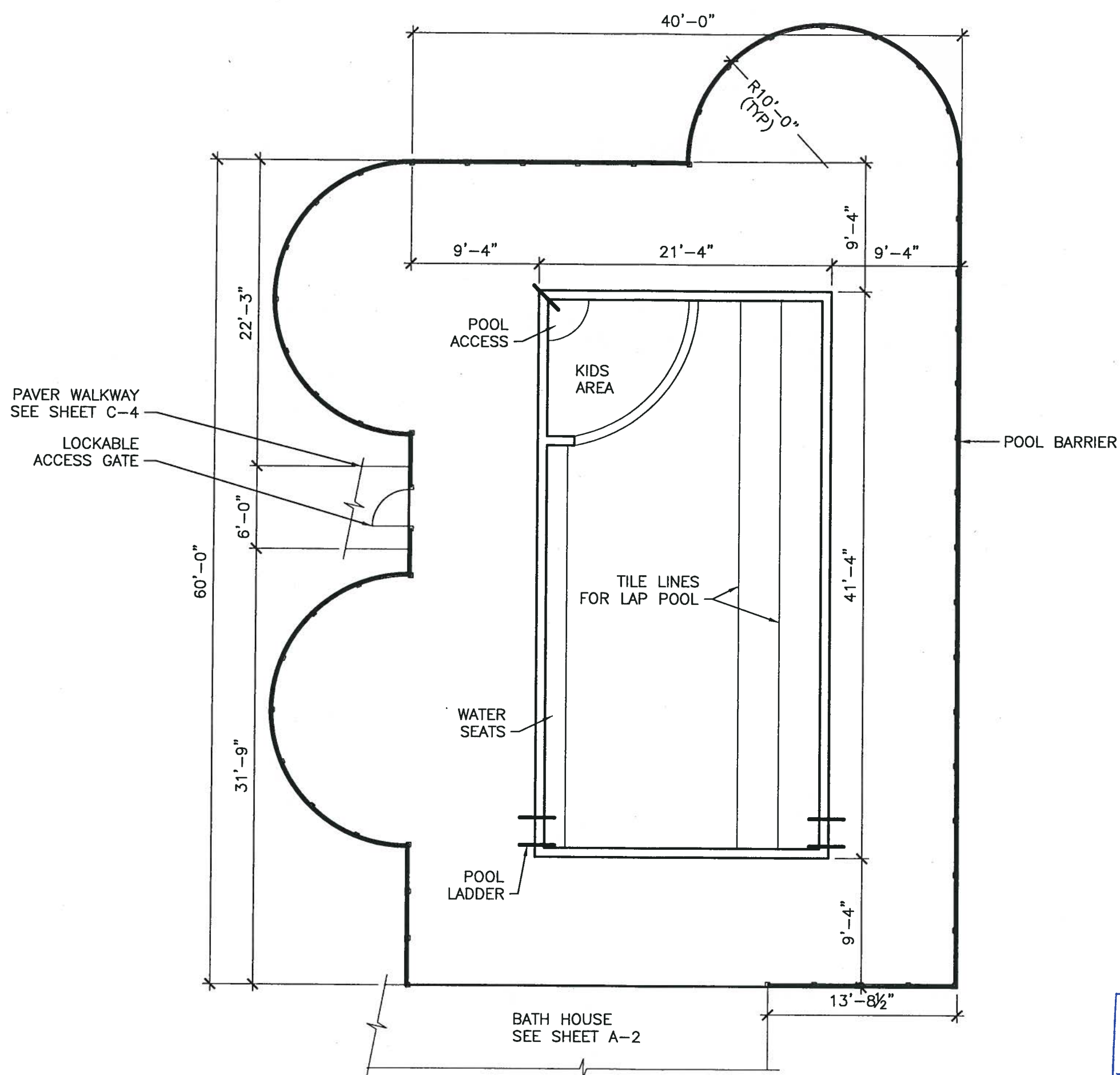
**WINTERLING**  
**BATH HOUSE PLANS**  
BIG INE KEY, FL

DRAWN  
J. HOUFF  
CHECKED  
D. DEHAAS  
DATE  
23 DEC 2008  
SCALE  
AS NOTED  
JOB NO.

SHEET  
**A-2**

OF SHEETS

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# CONCEPTUAL POOL PLAN

SCALE: 1/8"=1'-0"

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APR 15 2009  
BY: 29046

REVISIONS	BY

**deflaas**  
Consulting & Design  
305.858.9851 fax: 305.852.4138

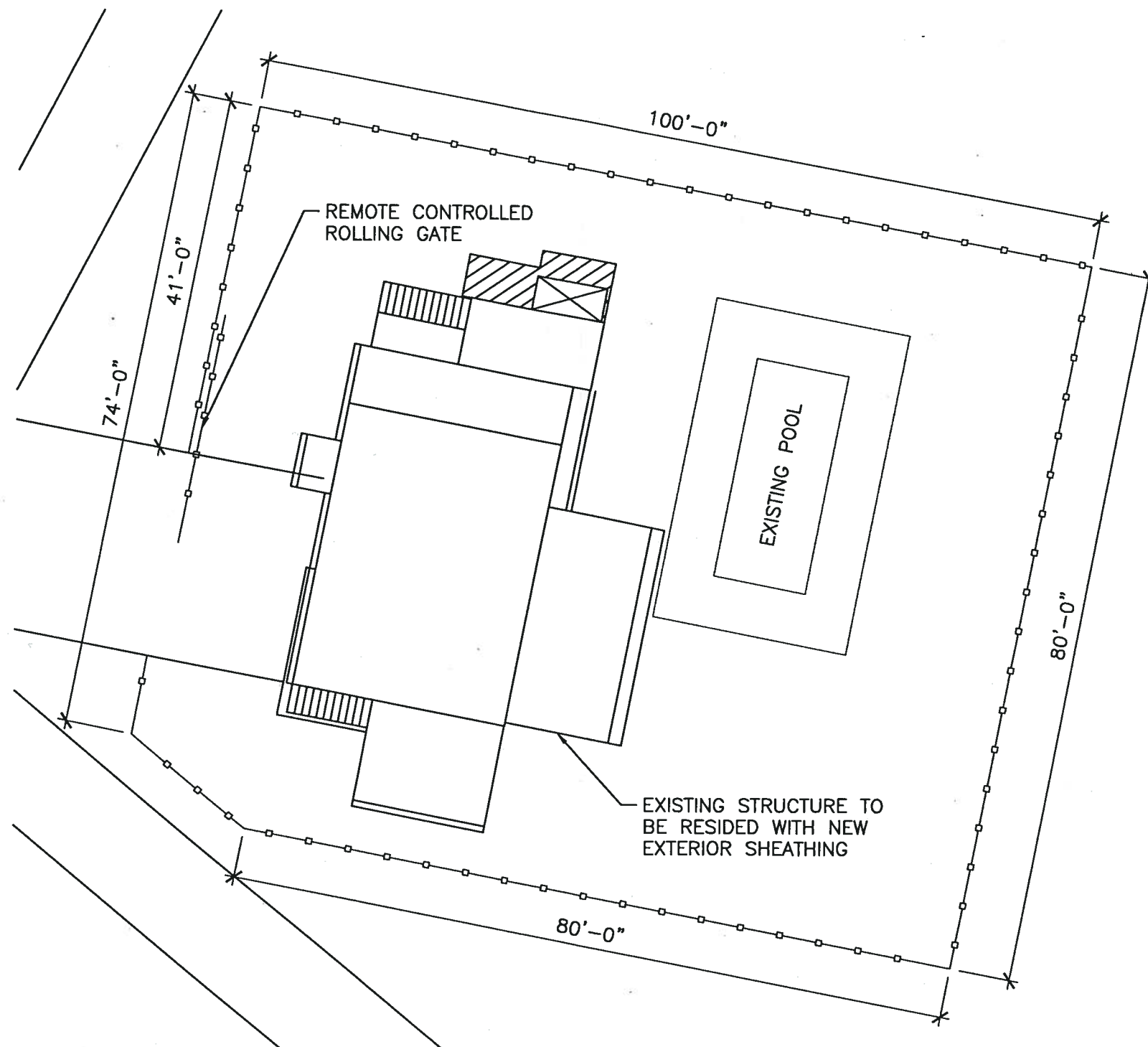
**Keys**  
ENGINEERING SERVICES, INC.  
P.E. No. FL 27428  
8801 OVERSEAS HIGHWAY  
SCARSDALE, FLORIDA 33036

ENGINEERING BY:

**WINTERLING  
POOL PLAN**  
BIG PINE KEY, FL

DRAWN J. HOUP
CHECKED D. DEHAAS
DATE 24 DEC 2008
SCALE 1/8"=1'-0"
JOB NO.
SHEET <b>A-3</b>
OF SHEETS

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**FENCE PLAN**  
 SCALE: 1/16"=1'-0"

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 APR 15 2009  
 BY: 29046

REVISIONS	BY

**deflaas**  
 Consulting & Design  
 305.852.4138  
 305.852.9851 fax: 305.852.4138

**ENGINEERING BY:**  
**Keys**  
 ENGINEERING SERVICES, INC.  
 P.E. No. FL 27428  
 8801 OVERSEAS HIGHWAY  
 ISLAMOROLA, FLORIDA 33036

**WINTERLING  
 FENCE**  
 BIG PINE KEY, FL

DRAWN	J. HOUP
CHECKED	D. DEHAAS
DATE	23 DEC 2008
SCALE	HALF SIZE
JOB NO.	
SHEET	A-4
OF	SHEETS

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- Legend**
- Highlighted Feature
  - Real Estate Number
  - Parcel Lot Text
  - Dimension Text
  - Block Text
  - Hooks/Leads
  - Lot Lines
  - Easements
  - Road Centerlines
  - Water Names
  - Parcels
  - Shoreline
  - Section Lines
  - 2006 Aerials

PALMIS

Monroe County Property Appraiser  
500 Whitehead Street  
Key West, FL

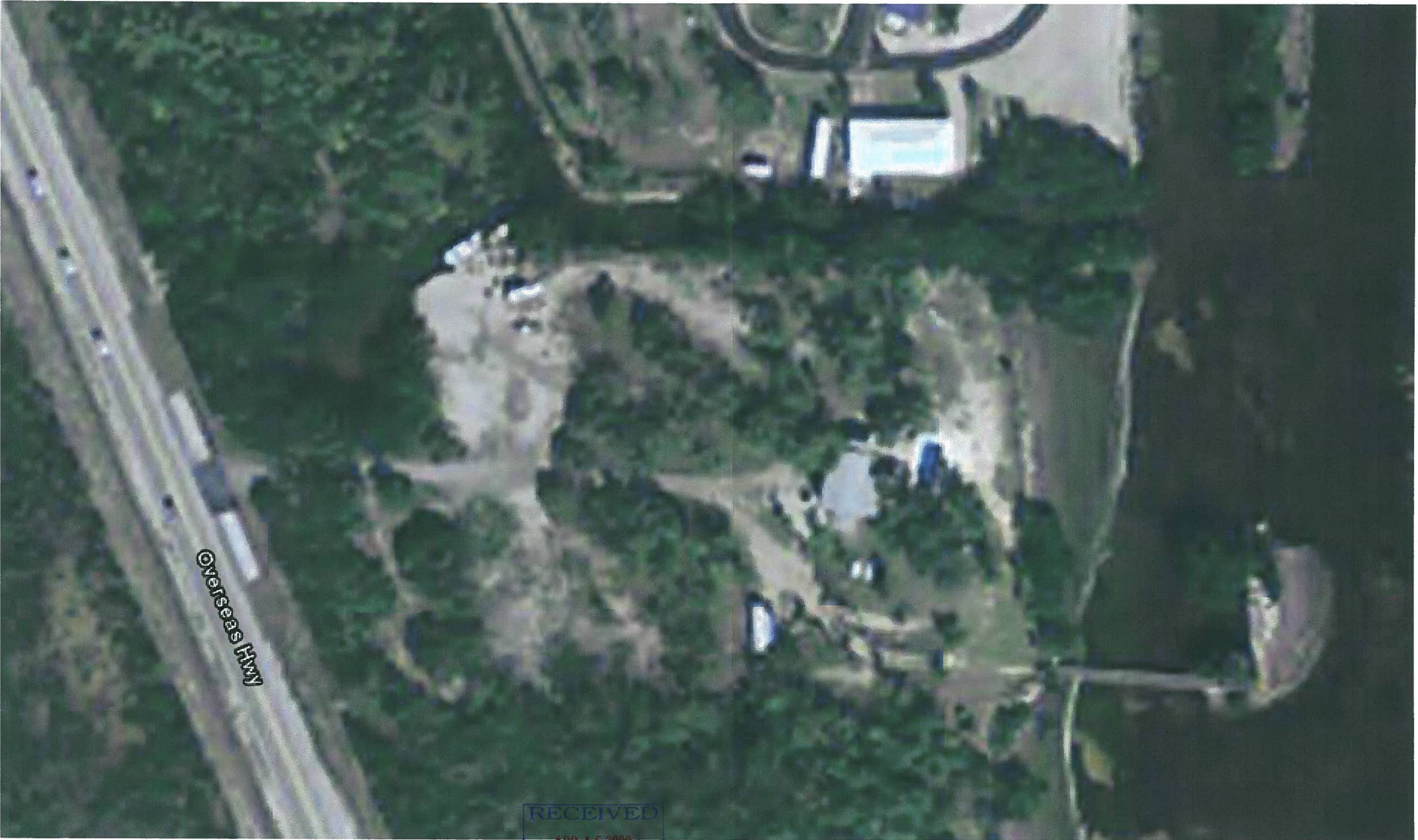
DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose.

Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

Date Created: July 7, 2008 4:36 PM

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